

APRIL, 2006

CURRENT PROJECTS LISTING

[This document is available online at www.placer.ca.gov/planning/projlist.htm]

Placer County Planning Department
11414 "B" Avenue, Auburn, CA 95603
(530) 886-3000

A & A STEPPING STONE, PHASE II (PMPA T20050195)

Project Description: Proposal to use the existing buildings and paved area for outdoor storage of building material and trucks for parking and transporting said material on 2± acres of the site.

Project Location: 10290 Ophir Road, Newcastle

APN: 040-200-028

Total Acreage: 6.7

Zoning: INP-Dc

Community Plan Area: Ophir

MAC Area: Newcastle/Ophir

Applicant: AR Associates, 275 Nevada St., Auburn, CA 95603 (530) 888-1288

Owner: Keith Arellano, 10291 Ophir Rd., Newcastle, CA 95656 (530) 886-3251

Status: Zoning Administrator Hearing approved on February 16, 2006. NOD filing is due.

County Staff: Leah Rosasco, Planning Department; Phil Frantz, Engineering & Surveying Division

AMERICAN VINEYARD VILLAGE (PEIR T20050276/PSUB T20050013)

Project Description: 161 single-family residential subdivision and 3 landscape lots. Proposal includes General Plan Amendment and Rezoning,

Project Location: South side of Vineyard Road 600 feet west of the intersection of Foothills Blvd., Roseville area of Placer County

APN: 473-030-016

Total Acreage: 19.2

Zoning: RS-AG-B-20

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant: John Mourier Construction, 1430 Blue Oaks Blvd, Ste 190, Roseville, CA 95678 (916) 969-2842

Owner: Marilyn Burton, 164 Maple St., Auburn, CA 95603

Status: Staff comments due on Administrative Draft EIR April 14, 2006.

County Staff: Charlene Daniels, Planning Department; Rebecca Maddex, Engineering & Surveying Division

ATWOOD 80 (PEIR T20040346)

Project Description: 61-lot residential subdivision, 40,000+ sq. ft. lots.

Project Location: Atwood Road, North Auburn

APN: 051-070-009

Total Acreage: 79+

Zoning: RS-AG-B40, PD 1.0

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288

Owner: Atwood Ranch LLC, 220 Sacramento St., Auburn, CA 95603 (530) 887-1700

Status: Preparation of 2nd Administrative Draft EIR following a revision to the scope of work and contract amendment.

Staff: Michael Wells, Planning Department; Rick Eiri, Engineering & Surveying Division

ATWOOD VILLAGE (PCPB T20051187)

Project Description: Proposed a conversion of an existing 8-duplex apartment building into a 16-unit "air space" condominium complex on a single parcel. Each unit will be 2-story, 3-bedroom, 3-bath with one enclosed garage space and one surface parking.

Project Location: 2280 South Drive between Atwood and Kemper Roads, North Auburn

APN: 052-220-015

Total Acreage: 1.3

Zoning: RM

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: Michael Murphy Architect, 500 Auburn Folsom Road, Suite 100, Auburn CA 95603 530-823-3379

Owner: Hoss Bozorgzad, 2730 Vista Roble Drive, Auburn CA 95603

Status: 2nd submittal is due by September 2, 2006.

County Staff: Michael Wells, Planning Department; Phillip Frantz, Engineering & Surveying Division

AUBURN CREEKSIDE CENTER (PEIR T20050277)

Project Description: Proposed phased commercial center for an eventual combined total of 85,000 sq. ft. of retail space.

Project Location: Rock Creek Road and Highway 49

APN: 052-030-048

Total Acreage: 13.2

Zoning: CPD-Dc, CPD-Dc-FH

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant: A.R. Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288

Owner: Robert Wenzel, 12624 Cambridge Dr., Saratoga, CA 95070 (408) 257-2734

Status: Notice of Preparation review ends April 26, 2006. Public Scoping Meeting scheduled for April 12, 2006.

County Staff: Gary Winegar, Project Planner; Rick Eiri, Engineering & Surveying Division

AUBURN HARLEY DAVIDSON (PMPC T20050908)

Project Description: Proposed construction of a 30,000 sq. ft. Harley Davidson Motorcycle sales and repair facility.

Project Location: Northwest corner of Bowman Road and Luther Road, Auburn

APN: 053-104-002, 003

Total Acreage: 2.4

Zoning: HS-Dc

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: Les Westerinen, 7201 Kona Dr., Placerville, CA 95667 (530) 626-3777

Owner: Bobby Holmes, 12075 Locksley Lane, Auburn, CA 95603 (530) 885-7161

Status: Second submittal due from applicant on or before July 6, 2006.

County Staff: Jennifer Dzakowic, Planning Department; Mike Foster, Engineering & Surveying Division

AUBURN OUTBOARD MARINE (PREA T20050685)

Project Description: Proposed rezoning from C1-UP-DC to HS-DC and Conditional Use Permit to bring the existing business into compliance with Placer County Codes.

Project Location: West of Penryn Road off of I-80 on Boyington Road, Loomis

APN: 043-071-006, 007, 008

Total Acreage: 3.6

Zoning: HS-DC & C1-UP-DC

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar

Owner: Michael Engbrecht, 3320 Boyington Rd., Loomis, CA 95650 (916) 652-1660

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530)888-1288

Status: project withdrawn on March 20, 2006.

County Staff: Jennifer Dzakowic, Planning Department; Rick Eiri, Engineering & Surveying Division

AUBURN RAVINE/COON CREEK ECOSYSTEM RESTORATION PROJECT

The purpose of this project is to prepare a watershed plan for the two watersheds. The overall objective of the program is to: 1) protect and restore habitat, 2) protect watershed integrity, 3) improve water quality, 4) improve the ecological functioning of the two watersheds, and 5) remove or reduce the total number of primary stressors affecting the watershed. The Draft Report has been completed and can be viewed on the County's website: <http://www.placer.ca.gov/planning/legacy/ar-cc-erp/auburn-ravine-coon-creek-erp.htm>

Staff Planner: Edmund Sullivan.

BAKER RANCH COMPLEX (PCPB T20060021)

Project Description: Proposed to build a new mini-mart and a gas station on a parcel that has one existing business.

Project Location: Foresthill Road across from Michigan Bluff Road, Foresthill

APN: 064-150-009

Total Acreage: 1.67

Zoning: C2-Dh

Community Plan Area: Foresthill

MAC Area: Foresthill

Applicant: J Lee Buckingham, Architect, 13620 Lincoln Way, Suite 200, Auburn CA 95603 530-886-0750

Owner: Baker Ranch Complex, PO Box 9910, Seattle WA 98109 206-282-8616

Status: 2nd submittal is due on September 18, 2006.

County Staff: Crystal Jacobsen, Planning Department; Phillip Frantz, Engineering & Surveying Division

BARTON ROAD BRIDGE REPLACEMENT (PEAQ T20050547)

Project Description: Proposal to remove the existing bridge with a new bridge that will be 3' higher than the existing bridge.

The new bridge will be one space 60' and provide 2-12' lanes and 2-6' shoulders.

Project Location: Barton road between Olive Ranch Road and Cavitt Stallman Road, Granite Bay

APN: N/A

Total Acreage: N/A

Zoning: N/A

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Placer County Engineering & Surveying Division, 11444 B Avenue, Auburn, CA 95603 (530) 886-7546

Owner: Placer County

Status: comments on 2nd submittal due on March 31, 2006.

County Staff: Roy Schaefer, Planning Department; Sherri Berexa, Engineering & Surveying Division

BEAVER CREEK (PSUB T20050366)

Project Description: Proposed 7-lot single-family residential subdivision and 2 open space lots.

Project Location: Douglas Blvd., east of the intersection of Sierra College Blvd and Douglas Blvd, Granite Bay

APN: 048-151-001

Total Acreage: 17.5

Zoning: RS-AG-B-100-PD 1.0 & RA-B-100

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Morton & Pitalo, Inc., 1788 Tribute Rd., Ste. 200, Sacramento, CA 95815 (916) 927-2400

Owner: Parlin Development Company, 11354 White Rock Rd., Rancho Cordova, CA 95742 (916) 852-8644

Status: 4th submittal due on April 5, 2006.

County Staff: Tom Thompson, Planning Department; Phil Frantz, Engineering & Surveying Division

BIGLER COMMERCIAL BUILDING (PVAA T20040874)

Project Description: Proposal to demolish the existing 1,051 sq. ft. 2-story residence and construct a new 2-story, 3,071 sq. ft. commercial building.

Project Location: 8711 North Lake Blvd., Kings Beach

APN: 090-192-003

Total Acreage: 0.12

Zoning: PAS 029, SA #2

Community Plan Area: Kings Beach

MAC Area: North Tahoe

Applicant/Owner: Bigler Investments LLC, PO Box 6823, Incline Village, NV 89450 (775) 831-3060

Status: Approved by Zoning Administrator on February 2, 2006. Notice of Determination filed on March 21, 2006.

County Staff: Steve Buelna, Planning Department; Phil Frantz, Engineering & Surveying Division

BOEGER COMMERCIAL BUILDINGS, APPLGATE (PEAQ T20051047)

Project Description: Proposed to remove existing buildings and construct 44,400 s.f. of new commercial buildings and a 8,200 s.f. outdoor storage area.

Project Location: 77 Apple Court by Applegate Road and Crother Road in Applegate

APN: 073-170-042 & 058

Total Acreage: 3

Zoning: C2-DC

Community Plan Area: Weimar/Applegate

MAC Area: Weimar/Applegate/Colfax

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603

Owner: Robert Boeger, P O Box 495, Applegate, CA 95703

Status: 2nd submittal due on or before July 13, 2006.

County Staff: Crystal Jacobesen, Planning Department; Mike Foster, Engineering & Surveying Division

BOHEMIA SUBDIVISION (PEIR T20050174)

(formerly FIDDLERGREEN SUBDIVISION)

Project Description: 116-lot subdivision consisting of detached single-family homes.

Project Location: Northeast of Wise Canal, northwest of Canal Street, northeast of Highway 49 and north of Luther Road, Auburn

APN: 052-102-012, 013, 017 and portion of 025

Total Acreage: 18.5

Zoning: CPD-Dc, INP-Dc

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant/Owner: Bohemia Properties LLC, 735 Sunrise Ave., Ste. 200, Roseville CA 95661 (916) 783-3277

Status: Third Administrative Draft EIR due from consultant.

County Staff: Leah Rosasco, Planning Department; Rick Eiri, Engineering & Surveying Division

BRADY ESTATES SUBDIVISION (PSUB T20051197)

Project Description: Proposed a subdivision of 9 lots with a minimum size of 20,000 sf each, and a building of 53,490 sf of retail space.

Project Location: Southeast corner of Brady lane and Baseline Road.

APN: 473-010-004, 005

Total Acreage: 4.8

Zoning: RS-AG-B-20, C1-UP-Dc

Community Plan Area: Dry Creek

MAC Area: West Placer

Applicant: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608 916-331-4336

Owner: Sundance Properties, 3825 Atherton Road, Suite 115, Rocklin, CA 95765 916-435-2090

Status: 2nd submittal is due by September 8, 2006.

County Staff: Leah Rosasco, Planning Department; Phillip Frantz, Engineering & Surveying Division

BROOKWOOD SUBDIVISION (PSUB T20040812)

Project Description: Proposed 16-lot residential subdivision including 2 open space lots and a tot lot, and a rezoning to PD to allow private roads and protection of the open space areas.

Project Location: 3771 PFE Road, south side of PFE Road immediately west of Morgan Creek.

APN: 023-260-034

Total Acreage: 8.5

Zoning: RS-AG-B-20

Community Plan Area: Dry Creek

MAC Area: West Placer

Applicant: Baker-Williams Engineering, 6020 Rutland Dr., Ste. 19, Carmichael, CA 95608 (916) 331-4336

Owner: Robert A. Henrichs and Helen E. Carver, 1512 Silica Ave., Sacramento, CA 95815

Status: Planning Commission hearing scheduled for April 13, 2006.

County Staff: Leah Rosasco, Planning Department; Rebecca Maddex, Engineering & Surveying Division

BUSHNELL GARDEN NURSERY (PREA T20040129)

Project Description: Proposed rezone from RA-B-20 to F-B-20 to reflect the existing historic plant nursery and to facility expansion to allow a variety of accessory uses that are incidental to the nursery; proposed use permit to recognize the existing legal, non-conforming use nursery including retail sales and an accessory landscape installation business in support of plant growing and sales; accessory uses that are incidental to the plant growing use; waiver of sidewalk and landscape frontage improvements along the Douglas Boulevard frontage.

Project Location: 5255 Douglas Blvd., approximately 1.5 miles east of Sierra College Blvd on the north side of Douglas Blvd. at Monterey Pine Place, west of Berg Street, Granite Bay

APN: 048-081-035, 054, 055, 058

Acreage: 15.7

Zoning: RS-B-20

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant/Owner: Bushnell Landscape Industries, Inc., 8455 Monterey Pines Place, Granite Bay, CA 95746 (916) 768-0123

Status: Board of Supervisors hearing approved on February 21, 2006. Notice of Determination filed on March 14, 2006.

County Staff: Tom Thompson, Planning Department; Mike Foster, Engineering & Surveying Division

CALIFORNIA MOTOCROSS PARK (PEIR T20050950/PCPA T20050759)

Project Description: Proposal includes open-air racetracks, covered racetrack, enclosed spectator viewing booths overlooking an amphitheater style racetrack, picnic grounds, playgrounds, parking, restrooms and showers, family restaurants, retail stores ancillary to the motocross and bicycle motocross sports, video and game arcades and a conference center.

Project Location: Athens Road, adjacent to the Materials Recovery Facility and Landfill site.

APN: 017-061-044

Total Acreage: 158

Zoning: F-DR-B-X 1690-SP

Community Plan Area: Sunset Industrial

Applicant: California Motocross Limited Partnership, c/o Williams & Paddon, 2237 Douglas Blvd, Suite 160, Roseville, CA 95661 (916) 786-8178

Owner: Macor, Inc., A California Corporation, 160 Pacific Avenue, Suite 200, San Francisco, CA 94111 (415) 875-1150
Status: Notice of Preparation due from consultant.
County Staff: Leah Rosasco, Planning Department; Phil Frantz, Engineering & Surveying Division

CANNONSHIRE PARCEL MAP (PMLD T20051041)

Project Description: Proposed to create three potential residential parcels of 3.4 acres each.
Project Location: Southeast corner of Peach Lane and Cannonshire Court in Loomis.
APN: 037-103-020
Total Acreage: 10.29
Zoning: RA-B-100
Community Plan Area: Horseshoe Bar
MAC Area: Horseshoe Bar
Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530)888-1288
Owner: Patrick Schank, 4305 Freeport Blvd., Sacramento, CA 95822 (916)215-8454
Status: Mitigated Negative Declaration review period ends April 11, 2006.
County Staff: George Rosasco, Planning Department; Rebecca Maddex, Engineering & Surveying Division

CANO PARCEL REZONING (PREA T20051177)

Project Description: Proposed to rezone part of the parcel to be consistent with the General Plan Designation in preparation for a parcel split request.
Project Location: 3871 Peach Drive, Loomis
APN: 037-103-024
Acreage: 4.7
Zoning: RA-B-100
Community Plan Area: Horseshoe Bar/Penryn
MAC area: Penryn
Owner/Applicant: Lindi Cano, 3871 Peach Dr., Loomis, CA 95650 (916) 652-2357
Status: Mitigated Negative Declaration mailed for applicant signature on March 23, 2006.
County Staff: George Rosasco, Planning Department; Mike Foster, Engineering & Surveying Division

CARMAX AUCTION FACILITY, ROSEVILLE (PMPA T20060237)

Project Description: Proposed to construct a 2,300 sf facility for holding automobile auctions. Parking and temporary storage will be provided.
Project Location: approximately 800 feet east of the intersection of Cincinnati Avenue and Nichols Road.
APN: 017-061-010, 024
Total Acreage: 7.47
Zoning: INP-Dc
Community Plan Area: Sunset Industrial
MAC: n/a
Applicant: Charles Patterson Architect, 3000 Royal Blvd., South, Alpharetta, GA 30022 (770) 569-1706
Owner: 3939 Cincinnati Avenue LLC, 9970 Hadleigh Drive, Granite Bay, CA 95746 (916) 791-7200 x 204
Status: Comments on initial review due on May 1, 2006.
County Staff: Alex Fisch, Planning Department; Rick Eiri, Engineering & Surveying Division

CEDAR GROVE APARTMENTS (PEIR-3728)

Project Description: Proposal to develop a 12.5-acre parcel into a 155 unit affordable housing complex. Proposal includes a Community Plan Amendment in order to annex the 12.5-acre parcel into the Tahoe Vista Community Plan area.
Project Location: Idlewood Road, Tahoe Vista
APN: 112-050-001
Total Acreage: 12.5
Zoning: PAS 021
Community Plan Area: North Tahoe
MAC Area: North Tahoe
Applicant: AHDC, William Spann, 3128 Willow Ave., Ste. 101, Clovis, CA 93612 (530) 269-3744
Owner: Mourelatos Family Limited Partnership, P.O. Box 77, Tahoe Vista, CA 96148, 1-800-273-5298
Lead Agency: Tahoe Regional Planning Agency
Status: Project on hold per applicant's request. Third Administrative Draft EIR/EIS will be due from consultant.
County Staff: Bill Combs, Planning Department; Rebecca Maddex, Engineering & Surveying Division

CHILDREN'S EMERGENCY SHELTER & HEALTH CENTER

Project Description: Proposed to build administrative, medical, educational and recreational facilities, to replace the existing

Children's Receiving Home, on approximately 3.6 acres.
Project Location: in the western portion of the DeWitt Center
APN: 051-120-61
Total Acreage: 3.6
Zoning: OP-DR-Dc
Community Plan Area: DeWitt Government Center Facility Plan
MAC Area: North Auburn
Applicant: Department of Facility Services, 11476 C Avenue, Auburn, CA 95603 530-886-4900
Status: Zoning Administrator hearing approve on March 16, 2006. Notice of Determination filed on March 29, 2006.
County Staff: Dara Dungworth, Planning Department; Wes Zicker, Engineering & Surveying Division

COLDSTREAM WATER FACILITY (PEAQ 3665)

Project Description: Proposal to develop an existing spring into a commercial water collection facility.
Project Location: Coldstream Valley near Donner Lake
APN: 080-010-011
Total Acreage: 26+
Zoning: RF-B-X-40
Community Plan Area: Placer County
MAC Area: None
Applicant/Owner: California Cultural Arts Foundation, Walter Harvey, 2111 Garden Hwy., Sacramento, CA 95833 (916) 920-2905
Status: Approved by the Planning Commission August 14, 2003. Appealed to the Board of Supervisors, hearing date pending.
County Staff: Bill Combs, Planning Department; Phillip Frantz, Engineering & Surveying Division

CROW'S PEAK CHAIR LIFT AND SKI TRAILS (PCPB T20040559)

Project Description: Development of a new fixed-grip, four-seat (quad) chair lift, one groomed ski trail, one gladed ski trail and other related improvements.
Project Location: Northwestern portion of Sugar Bowl Ski Resort, on the north face of Crow's Nest peak, south of Summit Valley.
APN: 069-020-039, 070
Total Acreage: 120
Zoning: FOR 160 Ac Min and FOR, DR
Community Plan Area: Placer County General Plan
Applicant/Owner: Sugar Bowl Corporation, Attn: Christopher Parker, PO Box 5, Norden, CA 95724 (530) 426-6705
Status: Planning Commission hearing pending. Mitigated Negative Declaration review ended September 19, 2005.
County Staff: Steve Buelna, Planning Department; Phil Frantz, Engineering & Surveying Division

DAVID SMITH MASONRY (PMPA T20050704)

Project Description: Proposed a remodel of the existing residence to a 2,400 s.f. office building, which includes a new 700 s.f. office building and a new 2,200 s.f. warehouse with paved storage yard.
Project Location: 9111 Lincoln Newcastle Hwy, Newcastle, at the corner of Taylor Rd. and Newcastle Hwy
APN: 040-140-031 & 050
Total Acreage: 0.82 acres approximate
Zoning: C-2-DC
Community Plan Area: Placer County
Applicant: R&B Engineering Inc., 1161 High Street, Auburn, CA 95603
Owner: David Smith, 1163 High Street, #223, Auburn, CA 95603
Status: 3rd submittal is due on June 15, 2006.
County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Division

DESIGN SELECT COMMERCIAL BUILDING (PMPA T20050311)

Project Description: Proposed construction of a new commercial building on the final vacant parcel in an established business park.
Project Location: 1135 West Sunset Blvd., Sunset Industrial Park
APN: 017-070-032
Total Acreage: 1.27
Zoning: INP-Dc
Community Plan Area: Sunset Industrial
Applicant: Studio SMS, 424 Vernon Street, Roseville, CA 95678 (916) 780-0100
Owner: Design Select, Clark & Janine White Family Trust, 2301 Stanwell Dr., Concord, CA 94520 (925) 687-6800
Status: Zoning Administrator hearing approved on March 2, 2006. Notice of Determination filed on March 9, 2006.

County Staff: Leah Rosasco, Planning Department; Richard Kai, Engineering & Surveying Division

DICK COOK BRIDGE REPLACEMENT PROJECT

Project Description: Proposed to replace and widen a portion of the bridge to allow for increased access to the adjacent rural residential area

Project Location: across Miner's Ravine in Loomis on Dick Cook Road

APN: 036-180-017,35,81,82

Total Acreage: 25-foot long, 16-foot wide

Zoning: RS-AG

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar

Applicant: Department of Public Works, 11444 B Avenue, Auburn, CA 95603 530-889-7500

Status: Mitigated Negative Declaration review period ends on April 17, 2006.

County Staff: Tom Thompson, Planning Department; Rick Eiri, Engineering & Surveying Division

DREISBACH PARCEL MAP (PMLD T20050257)

Project Description: Divide an existing 613 plus/minus acre parcel into eight single-family residential parcels along with a remainder.

Project Location: ¼ mile East from the intersection of Auburn-Foresthill Rd and Ponderosa Rd. - approximately 5.3 miles westerly of Foresthill & 13.5 miles easterly of Auburn.

APN: 073-390-050 & 051; 073-261-025 & 026; 073-270-001 & 004

Total Acreage: 652 +/-

Zoning: RF-B-X-20 Ac Min, PD-0.22 & 0.44; F-B-X-20 Ac Min, PD-0.05

Community Plan Area: Foresthill

MAC Area: Foresthill Forum

Owner/Applicant: Ronald T Dreisbach & Marianne Dreisbach, PO Box 7509, Oakland CA 94601; George Wasley Planning & JKL Surveying, 10936 Lovas Court, Grass Valley, CA 95945

Status: Mitigated Negative Declaration mailed for applicant signature on March 14, 2006.

County Staff: George Rosasco, Planning Department; Mike Foster, Engineering & Surveying Division

DRY CREEK GREENWAY CONCEPT PLAN

Funded through a federal Congestion Mitigation and Air Quality grant. This project will prepare a Master Plan, Environmental Impact Report, and Capital Improvement Plan for the multi-jurisdiction Dry Creek Greenway, a regional open space greenway and park system, that protects the natural waterways, riparian corridors, natural and cultural resources and sensitive habitat lands, and provides compatible recreational opportunities that do not impact sensitive resources. The study area, consisting of Dry Creek and major tributaries Miners Ravine, Secret Ravine, Strap Ravine, Antelope Creek, Cirby Creek, Clover Valley Creek and Linda Creek, is located within the Dry Creek watershed in Southeast Placer County. The proposed Dry Creek Greenway will provide a continuous and coordinated system of preserved lands and habitat, with a connecting corridor of walking, equestrian, and bicycle trails, from the Sacramento border to the Folsom Lake State Recreation Area. The Draft Concept Plan is available on the web: <http://www.placer.ca.gov/planning/dry-creek-greenway/dry-creek-greenway.htm>.

Status: Administrative Draft EIR due from consultant.

Staff Planner: Christopher Schmidt

DRY CREEK WATERSHED RESTORATION, MINERS RAVINE PILOT PROJECT, AND WATER QUALITY MONITORING

The purpose of this project is to reduce the long-term sediment load carried by Dry-Creek. The project is divided into three components: (1) a Pilot restoration program for Miners Ravine; (2) a monitoring program to establish baseline conditions for the watershed and assessing the success of the restoration activity, and (3) development of a Dry Creek Watershed Management Plan. The County has received a \$605,400 grant to implement this project. Project Complete.

Staff Planner: Loren Clark and Melissa Batteate

EMPIRE WEST OFFICE CENTER (PSUB T20050898)

Project Description: Proposed an office center consisting of one 3-story, one 2-story, 11 1-story office buildings with large parking and 5 more lots for future offices

Project 017-061-022, 017-081-001

Total Acreage: 30.5±

Zoning: BP-DC

Community Plan Area: Sunset Industrial Plan

MAC Area: Roseville

Applicant: Steve Lefler, Empire West/Athens 65 LLC, 2250 Douglas Blvd., Suite 200, Roseville, CA 95661, 916-677-8000

Owner: Phillip Wang et al, 580 Wagner Street, Fremont, CA 94539

Status: 3rd submittal is due by August 22, 2006.

County Staff: Charlene Daniels, Planning Department; Phil Frantz, Engineering & Surveying Division

ENGLISH COLONY ESTATES (PSUB T20050454)

Project Description: Proposed Subdivision of a 78 acre property into a maximum of 32 parcels, each 2.3 acre minimum, for residential development.

Project Location: North side of English Colony Way at Del Mar Rd

APN: 032-051-003, 032-051-004

Total Acreage: 78 +/-acres

Zoning: RA-B-X-10 Ac Min

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Penryn Area Advisory Council

Applicant: Gidaro Group, LLC, C/O Law Offices of George Phillips (Representative: Kevin Kemper), 2251 Fair Oaks Blvd, Suite 300, Sacramento, CA 95825

Owner: Same as applicant

Status: EIR contract to be prepared.

County Staff: Jennifer Dzakowic, Planning Department; Phil Frantz, Engineering & Surveying Division

ESTATES EAST (PHASE 1), THE RESIDENCES AT GRANITE BAY GOLF CLUB (PSUB T20050394)

Project Description: Proposal to modify the Granite Bay Community Plan to designate APN 465-140-004 as a "Density Receptor Parcel" to allow the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004. The proposal also includes a modification to an existing use permit (CUP-1677) to create a parcel map containing 4 parcels.

Project Location: Northwest intersection of East Roseville Parkway and Barton Road, Granite Bay

APN: 465-140-004

Total Acreage: 3.96

Zoning: RS-AG B-100, PD1.1

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210

Owner: Douglas Group, Inc., 300 Stone Canyon Rd., Los Angeles, CA 90077 (310) 476-8181

Status: 3rd submittal is due on or before June 9, 2006.

County Staff: Tom Thompson, Planning Department; Janelle Fortner, Engineering & Surveying Division

FLOWER FARM BED & BREAKFAST (PREA T20040723)

Project Description: Proposed rezoning from RA-B-43 and RA-B-100 to F-B-43 and F-B-2.3. Applicant intends to expand the existing Bed & Breakfast, provide for weddings and receptions, and re-establish the nursery and orchard.

Project Location: 4150 Auburn Folsom Road, Loomis

APN: 036-083-011

Total Acreage: 10.2

Zoning: RA-B-100 & RA-B-43

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar/Penryn

Applicant/Owner: John & Annie Bowler, P.O. Box 529, Loomis

Status: Board of Supervisors hearing pending.

County Staff: Roy Schaefer, Planning Department; Mike Foster, Engineering & Surveying Division

FOLSOM LAKE EQUESTRIAN CENTER HORSE BOARDING (PMPC T20050345)

Project Description: Applicant proposes a Minor Use Permit to board 60 horses at the existing equestrian facility and setback variances for two barns on the property.

Project Location: Northeast corner of Lomida Lane and Prospector Road, Loomis area

APN: 036-085-003, 004

Total Acreage: 8.5

Zoning: RA-B-X-4.6 Ac Min, PD-0.44

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar

Applicant: Jenny Jordan, 4491 Prospector Road, Loomis, CA 95650 (916) 223-9288

Owner: Kenneth & Linda Miller, 2998 Douglas Blvd., Ste. 300, Roseville, CA 95661 (916) 780-3814

Status: Minor EQ fee is required for 2nd submittal. After April 12, 2006, a Standard EQ fee is required to stay in the process.

County Staff: Jennifer Dzakowic, Planning Department; Richard Kai, Engineering & Surveying Division

FORESTHILL HERMITAGE (PMPA T20050641)

Project Description: Proposed church (3,000 sq. ft.), chapel (2,500 sq. ft.), one hall (2,200 sq. ft.), two offices (2,800 sq. ft.), nine residences and guest units (700-2,000 sq. ft.), one caretaker's unit (2,800 sq. ft.), one kitchen/dining/food storage building (2,800 sq. ft. each), two maintenance buildings (2,400 sq. ft. each).

Project Location: Elliot Ranch Road and Foresthill Road, 10 miles east of Foresthill.

APN: 063-270-019, 023

Total Acreage: 951

Zoning: RF-MR-80 ac. min.

Community Plan Area: Foresthill

MAC Area: Foresthill

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288

Owner: Russian Convent of Our Lady Vladimir

Status: Comments on second submittal due on April 28, 2006.

County Staff: Crystal Jacobsen, Planning Department; Mike Foster, Engineering & Surveying Division

FOREST RANCH (PEIR 3656)

Project Description: Proposal includes 2,213 residential units (rural residential parcels, town homes, affordable housing units), of which approximately 1700 would be age restricted (55 years and older); an 18-hole golf course, clubhouse and other recreational facilities; approximately 5 acres for office and professional uses; a 100-unit recreational vehicle park; an equestrian center to provide for the boarding of horses and a staging area for equestrian trail system; approximately 1,128 acres (43%) open space.

Project Location: North and east of the community of Foresthill

APN: Various

Acreage: 2,615

Zoning: TPZ; RF-B-X-160 Ac Min; FOR

General Plan Area: Foresthill

MAC Area: Foresthill Forum

Owner/Applicant: Don Ryan/Forest Ranch Associates, 1735 Crockett Lane, Hillsborough, CA 94010 (650) 344-6123

EIR Consultant: Quad-Knopf

Status: Draft EIR to be prepared and recirculated.

County Staff: Bill Combs, Planning Department; Rick Eiri, Engineering & Surveying Division

Contract Planner: Kim Hudson

FORESTHILL DIVIDE COMMUNITY PLAN UPDATE

Project Description: Update of the 1981 Foresthill General Plan. Expands the Community Plan boundaries to 109 sq. miles (approximately 70,000 acres).

Project Location: The new boundaries start at the confluence of the North Fork American River and the Middle Fork American River near Auburn. From there, the boundary extends upstream along the North Fork American River to its intersection with Shirttail Canyon, then upstream along Shirttail Canyon and North Shirttail Canyon to Sugar Pine Dam and along the watershed boundary for Sugar Pine Reservoir until it intersects Elliot Ranch Road. At this point, the Plan boundary is Elliot Ranch Road easterly to its intersection with Foresthill Divide Road, thence northeasterly along the Foresthill Divide Road until it is intersected by the West Branch of Eldorado Canyon. The Plan boundary then proceeds downstream along the West Branch of Eldorado Canyon to its intersection with the North Fork of the Middle Fork American River, and from that point downstream to the confluence of the North Fork of the Middle Fork American River and the Middle Fork American River. From there, the Plan boundary follows the Middle Fork American River downstream to its confluence with the North Fork American River near the Foresthill Bridge.

APN: various

Acreage: 109 sq. miles

Zoning: Residential, Commercial, Industrial, Forest, TPZ, Open Space

Community Plan area: Foresthill

MAC Area: Foresthill Forum

Applicant: Placer County Planning Department

EIR Consultant: Quad Knopf

Status: Planning Commission review of property owners' requests completed; preparation of a recirculated Draft EIR underway.

Staff Planner: Mike Wells, Planning Department; Rick Eiri, Engineering & Surveying Division

FUNSCH VARIANCE/MINOR LAND DIVISION (PMLD T20050760)

Project Description: Proposed Variance to the minimum lot size for one lot of a 4-lot Minor Land Division.

Project Location: 1330 Ponderosa Way, Weimar (Intersection of Bridger Trail and Ponderosa)

APN: 072-200-072

Total Acreage: 35.8

Zoning: FBX 10 ac min
Community Plan Area: Weimar, Applegate, Colfax
MAC Area: Weimar, Applegate, Colfax
Applicant: Swift Engineering, PO Box 5141, Auburn CA 95604 (530) 878-6732
Owner: Duane Funsch, PO Box 1101, Alta, CA 95701
Status: Second submittal due from applicant on or before April 12, 2006.
County Staff: George Rosasco, Planning Department; Janelle Fortner, Engineering & Surveying Division

GATEWAY COURT VILLAGE (PSUB T20060079)

Project Description: Proposed a 27-unit townhouse project on a 2.9-acre site.
Project Location: Gateway Court and Plaza Way, Auburn
APN: 052-040-075
Total Acreage: 3.52
Zoning: CPD-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Owner: Jerome Storm, 438 Cambridge Avenue, Palo Alto, CA 94306
Applicant: Burrell Consulting Group Inc., 1001 Enterprise Way, Suite 100, Roseville, CA 95678 (916)783-8898
Status: 2nd submittal due by October 3, 2006.
County Staff: Michael Wells, Planning Department; Rick Eiri, Engineering & Surveying Division

GILBERT PARCEL MAP (PMLD T20040804)

Project Description: Proposed minor land division into 4 parcels.
Project Location: 5635 Douglas Blvd., Granite Bay
APN: 048-084-029, 048-084-033
Total Acreage: 3.68
Zoning: RS-B-20
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: JLS Consulting, Jerry Slinkard P.E., 4248 Waymar Court, Carmichael, CA 95608 (916) 283-6322
Owner: Gregory & Vickilyn Gilbert, 5635 Douglas Blvd., Granite Bay, CA 95746 (916) 791-4418
Status: 3rd submittal is due before June 10, 2006.
County Staff: George Rosasco, Planning Department; Janelle Fortner, Engineering and Surveying Division

GRANITE BAY PLAZA & PARDEE COURT HALF-PLEXES (PSUB T20060098)

Project Description: Proposed a subdivision of 35-unit townhomes on approximately 3.57 acres & a new commercial retail building of 8,800 square feet with 50 parking spaces on approximately 1.14 acres.
Project Location: along Pardee court and Douglas Blvd., southeast corner of Douglas Blvd and Auburn Folsom Road
APN: 047-150-012, 015, 016, 042
Acreage: 4.71
Zoning: CPD-Dc
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Owner: Capital pacific Company, 7150 Douglas Blvd., Granite Bay, CA 95746 916-782-8777
Applicant: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608 916-331-4336
Status: 2nd submittal due on April 17, 2006.
County Staff: Dara Dungworth, Planning Department; Rick Eiri, Engineering & Surveying Division

GUARANTY BANK, GRANITE BAY BRANCH (PMPB T20050496)

Project Description: Proposed single story bank building, approximately 6,500 sq ft, with drive-thru access and associated site improvements.
Project Location: .2 miles South of Douglas Blvd on the East Side of Sierra College Blvd.
APN: 048-151-081
Total Acreage: 64,500 sq ft
Zoning: OP-UP-Dc
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Rauschenbach Marvelli Becker Architects, 2277 Watt Ave, 2nd Floor,, Sacramento, CA 95825
Owner: Guaranty Bank, 40440 Margarita Rd, Temecula, CA 92591
Status: Mitigated Negative Declaration review period ended on February 13, 2006. Planning Commission hearing is scheduled for April 6, 2006.

County Staff: Jennifer Dzankowicz, Planning Department; Rebecca Maddex, Engineering & Surveying Division

HALLMARK GARDENS (PCUP T20040001)

Project Description: Phase 1: construct an Independent Living Facility containing approximately 182 units and 146,600 sq. ft.

Phase 2: construct a 100 room 60,000 sq. ft. hotel

Project Location: West side of Bowman Road, south of Delores Drive and east of Terry Lane, Bowman area.

APN: 054-143-001, 005, 009, 015; 054-171-008

Acreage: 11+

Zoning: HS-Dc

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: Hallmark Gardens of Auburn, LLC, 408 Sunrise Ave., Ste. 8, Roseville, CA 95661 (916) 784-2614; Monighan Architects, 710 Twelfth S., Sacramento, CA 95814 (916) 448-1901; GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210

Owner: Kimberly Oregon Realty, Inc., PO Box 1809, Rancho Santa Fe. CA 92067

Status: Mitigated Negative Declaration review period ended on February 24, 2006. Planning Commission hearing scheduled for April 27, 2006.

County Staff: Gary Winegar, Planning Department; Phil Frantz, Engineering & Surveying Division

HELLENIC EDUCATIONAL & CULTURAL CENTER (PMPB T20051145)

Project Description: Proposed to construct 3 structures, a 30'x20' covered shade, a 60'x23' enclosed restroom, and a 120'x85' covered shade; and a parking area to be used for outdoor gatherings.

Project Location: on 158 Moore Road in the southeast corner of Ferreira Road and Moore Road.

APN: 021-140-002

Total Acreage: 158.50

Zoning: F-B-X-80 acre minimum

Community Plan Area: Placer County

MAC: West Placer

Applicant: Larry Young/Scott Montgomery, 1796 Tribute Road, suite 100, Sacramento, CA 95815, 916-920-0200

Owner: Hellenic Educational and Cultural Center, 511 35th Street, Sacramento, CA 95816, 916-453-1776

Status: 2nd submittal is due by August 16, 2006.

County Staff: Alex Fisch, Planning Department; Mike Foster, Engineering & Surveying Division

HERITAGE CHURCH (MPA T20051104)

Project Description: Proposal to construct a 35,000 s.f. multi-purpose sanctuary, 10,000 s.f. of classroom and office, and 430 parking spaces.

Project Location: Southeast corner of SR#193 and Oak Tree Lane in Lincoln

APN: 021-274-032,033

Total Acreage: 20

Zoning: FBX 20 acre minimum

Community Plan Area: Placer County

MAC: Rural Lincoln

Applicant: Daron Anderson, Terrance Lowell & Associates Inc., 1528 Eureka Road, Suite 100, Roseville, CA 95661 (916)786-0685

Owner: Lincoln Foursquare, PO Box 747, Lincoln, CA 95648 (916)780-2131

Status: 2nd submittal is due on or before July 27, 2006.

County Staff: Leah Rosasco, Planning Department; Janelle Fortner, Engineering & Surveying Division

HERRMANN EQUIPMENT (PEAQ T20060178)

Project Description: Proposal to construct a 14,560 s.f. industrial building on half of the site. Parking will be provided.

Project Location: 9220 Viking Place, Roseville

APN: 474-110-004

Total Acreage: 5

Zoning: INP-Dc

Community Plan Area: Dry Creek/West Placer

MAC: West Placer

Applicant: Gary Roberts Architect, 2016 P Street, Suite 200, Sacramento CA 95814 (916)498-7900

Owner: Frank Herrmann, 9550 Antelope Oaks Court, Roseville CA 95747 (916)783-9333

Status: Comments on initial review due on April 3, 2006.

County Staff: Leah Rosasco, Planning Department; Janelle Fortner, Engineering & Surveying Division

HOME DEPOT (PEIR-3640)

Project Description: Development of a 104,991 sq. ft. home improvement store consisting of a main warehouse structure and an attached 24,304 sq. ft. fenced outdoor garden center. The site would include 483 parking spaces.

Project Location: Dewitt center immediately west of Hwy.49, and north of the proposed roadway connector to "F" Ave.

APN: 051-120-010, 042 & 045

Acreage: 10.64

Zoning: CPD-Dc, C-3-Dc, OP-DR-Dc

General Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: Greenberg Farrow Architecture, 15101 RedHill Ave., #200, Tustin, CA 92780 (714-259-0500)

Owner: Placer County, 11476 "C" Ave., Auburn, CA 95603 (889-7757)

EIR Consultant: URS

Status: Planning Commission hearing scheduled for April 13, 2006.

County Staff: Gary Winegar, Planning Department; Project Planner: Kim Hansen (Quad Knopf); Phil Frantz, Engineering & Surveying Division

HOPKINS RANCH EMPLOYEE/AFFORDABLE HOUSING (PSUB-420/CUP-2977)

Project Description: Modification to allow minor relocation of golf hole #10, which would move south approximately 200' into the area now designated as Lots 1, 2, 3 & 4, the elimination of Lots 1, 2, 3, 4, 63, 64 and 65, the elimination of A Court, the elimination of B Court, the relocation of the A Street cul-de-sac approx. 200' south and the creation of one 4.7 acre parcel on which the project proponent proposes the construction of multi-family apartment units. The relocation of a portion of the proposed domestic water connection to the area of the golf course (#15 tee box and #14 fairway).

Project Location: North of Lahontan Project, adjacent to Schaffer Mill Road, Martis Valley

APN: 080-060-081; 080-270-025 & 058

Acreage: 280+/-

Zoning: Open Space; RM-DL-10, PD 10.0; RS-B-X-20 Ac Min, PD 1.2

General Plan Area: Martis Valley

Closest MAC Area: North Tahoe Regional Advisory Council

Applicant: Ron Parr/DMB/Highlands Group, LLC, 10185 Truckee Tahoe Airport Road, #410, Truckee, CA 96161

Owner: Same as Applicant

Status: Supplemental EIR to be prepared.

County Staff: Bill Combs, Planning Department/Rick Eiri, Engineering & Surveying Division

HORSESHOE BAR CAMPGROUND (PMPA T20050629)

Project Description: Rustic gold rush themed campground, using a club format and limiting membership to 125 members.

Project Location: 27400 Mosquito Ridge Road, Foresthill

APN: 254-270-002

Total Acreage: 18.4

Zoning: FOR, 160 ac. min.

Community Plan Area: Placer County

MAC Area: Foresthill

Applicant/Owner: Walter Stevens, American Bar Quartz Mining Co., 164 Mae Avenue, Pittsburg, CA 94565 (925) 683-3875

Status: Project withdrawn on March 17, 2006.

County Staff: Bill Combs, Planning Department; Mike Foster, Engineering and Surveying Division

HUNGARIAN PENTECOSTAL CHURCH (PMPM T20040371)

Project Description: Proposed 1,330 sq. ft. addition to existing church building for use as a multi-purpose room.

Project Location: 8504 Robie Way, Roseville.

APN: 471-100-006

Total Acreage: 2

Zoning: RS-AG-40

Community Plan Area: Placer County

MAC Area: None

Applicant: Elizabeth James, 8500 Robie Way, Citrus Heights, CA 95610 (916) 721-4721

Owner: Hungarian Pentecostal Church, 8504 Robie Way, Roseville CA 95661 (916) 721-4721

Status: Zoning Administrator hearing pending. Mitigated Negative Declaration review period ended on January 31, 2006.

County Staff: Roy Schaefer, Planning Department; Rebecca Maddex, Engineering & Surveying Division

HURST MINIMUM LOT SIZE (PVAA T20060171)

Project Description: seeking variance to the minimum lot size based on steep topography of the lot.

Project Location: 2500 North Lakewood in Meadow Vista

APN: 074-211-004
Total Acreage: 4.7
Zoning: RS-AG-B-100
Community Plan Area: Meadow Vista
MAC: Meadow Vista
Applicant/Owner: Ken Hurst, 3070 Vista Way, Meadow Vista, CA 95722 (916) 531-0758
Status: Comments on initial review due on May 1, 2006.
County Staff: Crystal Jacobsen, Planning Department; Rick Eiri, Engineering & Surveying Division

JACKPINE PUBLIC PARKING FACILITY (PDSD T20051123)

Project Description: Proposed to construct a public parking lot that will provide parking for 40 vehicles, with 26 full-size, 12 compact, and 2 van accessible handicap spaces.
Project Location: in the southeast corner of Jackpine and Tahoe Streets in Tahoe City.
APN: 094-110-023
Total Acreage: 38,500 sq ft
Zoning: PAS-001A SA#5
Community Plan Area: Tahoe City
MAC: Tahoe City
Applicant: Placer County Redevelopment Agency, 11493 B Ave., Auburn, CA 95603, 530-889-4287
Owner: Trustee of Hermi Jacobs Cassady, c/o Thomas Walker, Attorney, 10030 Fair Oaks Blvd., Fair Oaks, CA 95628, 916-967-7799
Status: Initial Study is being prepared.
County Staff: Steve Buelna, Planning Department; Brian Stewart, Engineering & Surveying Division

JMA INVESTMENTS (P-76017)

Project Description: Proposed 2-lot subdivision.
Project Location: 6660 River Rd, Truckee
APN: 091-060-016; 091-050-021
Total Acreage: 1
Zoning: RS-B-40
Community Plan Area: Placer County General Plan
MAC Area: Squaw Valley
Applicant: Steve Porter C/O JMA Investments
Owner: JMA Investments
Status: Mitigated Negative Declaration review period ended on January 16, 2006. Project entitlement is due.
County Staff: George Rosasco, Planning Department; Rich Kai, Engineering & Surveying Division

KEMPER OAKS SUBDIVISION UNIT 2 (PSUB T20050842)

Revised Project Description: Proposed Planned Development for 47 single-family lots. The average lot size is approximately 8,300 sq. ft. with a minimum of 6,102 sq. ft. and a maximum of 16,222 sq. ft.
Project Location: Kemper Road, south of the intersection of Wildberry Lane, North Auburn.
APN: 052-470-001
Total Acreage: 23.4
Zoning: RS-B-20, PD 2.5
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Applicant: Burrell Consulting Group, Inc., 1001 Enterprise Way, Suite 100, Roseville, CA 95678 (916) 783-8898
Owner: Sycamore Ventures LLC, 2020 Hurley Way, Suite 485, Sacramento, CA 95825 (916) 925-7559
Status: Mitigated Negative Declaration review period ends on April 13, 2006.
County Staff: Charlene Daniels, Planning Department; Phil Frantz, Engineering & Surveying Division

KEMPER WOODS SUBDIVISION (PSUB T20050600) (Formerly PEAQ-3802)

Project Description: 24-lot Planned Development
Project Location: Southeast intersection at Kemper Road and Bean Road, Auburn
APN: 051-090-031
Acreage: 24.73 acres
Zoning: RS-B-40, PD 1.0
Community Plan Area: Auburn-Bowman
MAC Area: North Auburn
Applicant: Randy Wall, R&B Engineering, 1161 High Street, Auburn, CA 95603 (530) 823-8420
Owner: Cobblestone Homes, 1400 N Sutton Ave., Ste. 24, Santa Rosa, CA 95401 (707) 528-8703

Status: Initial Study is being prepared.

County Staff: Michael Wells, Planning Department; Phil Frantz, Engineering & Surveying Division

KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT (PEIR-3739)

Proposed "main street" beautification project includes modification of the roadway, pedestrian access improvements, water quality improvements, and replacement parking.

Project Location: Kings Beach, along the north shore of Lake Tahoe near the California/Nevada state line in Placer County extending from State Route 267 at the western boundary to the intersection of SR 28 and Chipmunk Street at the eastern boundary. Rainbow, Trout, Brook, and Salmon Avenues are additional boundaries to the north, and Lake Tahoe is the project boundary to the south.

Applicant/Owner: Placer County Engineering & Surveying Division, 11444 B Ave., Auburn, CA 95603 (530) 889-7615/Caltrans, Placer County, and private owners.

MAC Area: North Tahoe

Status: Administrative Draft EIR being prepared by project consultant.

Project Contact: Ken Grehm, Engineering & Surveying Division

County Staff: Bill Combs, Planning Department; Ken Grehm, Engineering & Surveying Division

LAHONTAN COMMUNITY ASSOCIATION CENTER (PCPB T20050862)

Project Description: Administrative offices and meeting place for Homeowners and Board Members.

Project Location: Northwest corner of Lahontan development, at the intersection of Shaffer Mill Road, Lodgetrail Drive and Lahontan.

APN: 108-010-006

Total Acreage: 1.29

Zoning: RS-PD 1.7

Community Plan Area: Martis Valley

MAC Area: North Tahoe

Applicant: Ron Parr, 10185 Truckee Tahoe Airport Rd., #410, Truckee, CA 96161 (530) 550-2990

Owner: Lahontan Community Association, 11025 Pioneer Trail #102, Truckee, CA 96161 (530) 550-2485

Status: Initial Study is being prepared.

County Staff: Steve Buelna, Planning Department; Janelle Fortner, Engineering & Surveying Division

LAKEVIEW FARMS LEAD RECLAMATION (PCPB T20051161)

Project Description: Proposed to plant a beneficial habitat mixture after each lead reclamation event that disturbs the top 2-3" of soil on approximately 2-5 acres of land.

Project Location: between Waltz and West Wise Roads on North Dowd Road in Lincoln

APN: 019-290-043, 065

Total Acreage: 226

Zoning: F-B-X 80 acre minimum

Community Plan Area: Placer County

MAC: Rural Lincoln

Applicant/Owner: Rick McGrath, Sundance-Lakeview Farms LLC, 3825 Atherton Road, suite 115, Rocklin, CA 95765, 916-435-2090

Status: 2nd submittal is due on August 23, 2006.

County Staff: Alex Fisch, Planning Department; Mike Foster, Engineering & Surveying Division

LIVINGSTON'S CONCRETE (PEIR T20050072)

Project Description: Proposed ready-mix concrete batch plant on approximately 2.5 acres.

Project location: Ophir Road and Geraldson Road, Newcastle/Ophir area of Placer County

APN: 040-271-042

Acreage: 2.5

Zoning: C3-UP-Dc

Community Plan Area: Ophir

MAC Area: Newcastle/Ophir

Applicant: Alan Hersh, McClellan Park, 3140 Peacekeeper Way, McClellan, CA 95652 (916) 507-5337

Owner: Joan L. Stadel-Kelly, 4300 Blackberry Hill, Auburn, CA 95602 (530) 885-9401

Status: Administrative Draft EIR due from consultant May 25, 2006.

County Staff: Leah Rosasco, Planning Department; Rick Eiri, Engineering & Surveying Division

LONE WOLF CYCLE SHOP (PMPC T20060075)

Project Description: Proposed to construct a 1800 sf new retail store and service shop for Lone Wolf Cycle Shop.

Project Location: 50 Flood Road, Auburn

APN: 054-232-050
Acreage: .37
Zoning: C2-UP-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Owner: Brian & Nancy Bassett, 50 Flood Road, Auburn, CA 95603 530-888-1914
Applicant: GHH Engineering Inc, 11960 Heritage Oak Plaza, Suite 2B, Auburn, CA 95603 530-886-3100
Status: 2nd submittal due on April 11, 2006.
County Staff: Alex Fisch, Planning Department; Rick Eiri, Engineering & Surveying Division

LOWER SQUAW CREEK RESTORATION PROJECT

Project Description: Study potential restoration projects along Lower Squaw Creek.
County Staff: Edmund Sullivan

MAGGI COUNTRY ESTATES (PEAQ-3798)

Project Description: Proposed 17-18, 2.3 acre residential estates lots.
Project Location: Auburn-Folsom Road approximately midway between the towns of Auburn and Folsom, approximately 500 feet from the intersection of Auburn-Folsom Road and Horseshoe Bar Road.
APN: 037-101-051
Acreage: 46
Zoning: RA-B-100
General Plan Area: Horseshoe Bar/Penryn
MAC Area: Horseshoe Bar
Applicant: Lancar Development Inc., Nick Maggi, 11824 Dublin Blvd., Dublin, CA 94568 (925) 551-7435
Owner: Isam Qubiam, 28605 Matadero Creek Ct., Los Altos Hills, CA 94022 (650) 949-1133
Status: Mitigated Negative Declaration review period ended on February 13, 2006. Project entitlement is now due.
County Staff: Roy Schaefer, Planning Department; Mike Foster, Engineering & Surveying Division

MCGUIRE PACIFIC BUILDINGS (PMPB T20051179)

Project Description: An expansion of current business operation by adding two 3,600 sf buildings.
Project Location: approximately ¾ mile east of Hwy 49 on south side of Locksley, Auburn
APN: 052-020-060
Total Acreage: 24,750 sf
Zoning: INP-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Applicant/Owner: John McGuire, PO Box 4072, Auburn, CA 95604
Status: 2nd submittal is due by September 8, 2006.
County Staff: Michael Wells, Planning Department; Mike Foster, Engineering & Surveying Division

MINERS RAVINE NATURE RESERVE RESTORATION PROJECT

Funded under the Dry Creek Watershed Restoration grant, this project is located at the Miners Ravine Nature Reserve on Auburn-Folsom Road in Granite Bay. The Reserve spans 24 acres and contains over 2,000 linear feet of Miners Ravine, a perennial stream. The restoration project will increase the extent and accessibility of floodplain surfaces, remove nonnative plant species including Himalayan blackberry and periwinkle, revegetate portions of the riparian corridor with native plant species, stabilize an eroding sewer line that crosses Miners Ravine, and educate adjacent landowners of the stream's ecosystem value and function. Project Complete.
Staff Planner: Melissa Batteate and Christopher Schmidt

MORGAN PLACE (PEIR T20040344)

Project Description: Proposed 91-unit residential development with lots ranging in size from 2,750 sq. ft. to 10,426 sq. ft. on 12.45 acres.
Project Location: Adjacent to Walerga Road, south and PFE Road, western Placer County.
APN: 023-221-013
Acreage: 12.45
Zoning: RM-DL-8-Dc
Community Plan Area: Dry Creek/West Placer
MAC Area: West Placer
Applicant: Dunmore Communities, 1115 Orlando Ave., Roseville, CA 95661 (916) 781-3377
Owner: Jim Esposito, 1908 Friendship Dr., Suite A., El Cajon, CA 92020 (619) 596-2400
Status: Final EIR released for public review. Staff reviewing revised tentative map.

Consultant: P&D Consultants (formerly Cotton/Bridges/Associates)
County Staff: Gina Langford, Planning Department; Rick Eiri, Engineering & Surveying Division

MORGAN'S ORCHARD AT SECRET RAVINE (PEIR T20050944)

Project Description: 68 residential lots, each sized to contain only the building footprint of its respective dwelling unit, allowing the remainder of the land to be held as common open space. All 68 units will be detached.

Project Location: Southwest corner of I-80 and Penryn Parkway just east of the Town of Loomis

APN: 043-072-024, 025

Total Acreage: 15.9

Zoning: RA-B-X-4.6 Ac Min

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Penryn

Applicant: TLA Engineering & Planning, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685

Owner: Secret Ravine Investors, Attn: Michael Willard, 1501 Westcliff Dr., Ste. 280, Newport Beach, CA 92660 (949) 554-0152

Status: Administrative Draft EIR due from consultant June 26, 2006.

County Staff: Tom Thompson, Planning Department; Phil Frantz, Engineering & Surveying Division

NELLIE JO RANCH (PEIR T20050315)

Project Description: Proposed planned residential development containing 80 single family residential lots, ranging in size from 3 to 11.89 acres and averaging 3.73 acres, and 83.08 acres of dedicated open space.

Project Location: Northwest of Spring Garden Road, east of Eagle Crest in the Foresthill area.

APN: 258-100-001, 004; 258-150-001, 004; 258-170-018

Acreage: 403.1

Zoning: RF-B-X-20 Ac Min, PD 0.44

Community Plan Area: Foresthill

MAC Area: Foresthill Forum

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, 95621 (916) 723-0210

Owner: George and Geri Grant, P.O. Box 349, Foresthill, CA 95631 (530) 367-2327

Status: Final EIR released for public review.

County Staff: Bill Combs, Planning Department; Rick Eiri, Engineering & Surveying Division

NORTHSTAR-AT-TAHOE, THE NORTHSIDE (PEIR T20050258)

Project Description: A Planned Development on approximately 13.6 acres in the existing resort community of Northstar at Tahoe. The combination of uses at the Northside site at buildout would include residential condominium and townhome units (9137 units), retail/commercial space (37,200 sq. ft), skier services, a recreation center (8,900 sq. ft), and underground parking and mechanical/service space.

Project Location: The project is located south of State Route 267, approximately 6 miles southeast of the town of Truckee, California, approximately 5 miles northwest of the northern shore of Lake Tahoe, at the existing Northstar at Tahoe.

APN: 110-030-061, 110-080-015, 110-080-042, 110-250-001 & 110-250-002

Total Acreage: 45.5

Zoning: RES-Ds, PD 15.0/RS, PD 3.0/FOR-B-X-160 Ac Min

Community Plan Area: Martis Valley Community Plan

Closest MAC Area: North Tahoe

Applicant: East West Partners Ltd., Aaron Revere, 10164 Donner Pass Road Ste #3, Truckee CA 96161

Owner: Northstar Mountain Properties, LLC, see applicant for contact information

Status: Staff comments due on Administrative Final EIR April 28, 2006.

County Staff: Bill Combs, Planning; Phil Frantz, Engineering & Surveying Division

OLD AUBURN ROAD SUBDIVISION (aka. WOODBRIDGE ESTATES) (PSUB T20050361)

Project Description: Tentative Subdivision Map to create seven (7) separate 40,000 sq ft min Single-Family lots served by a private road with a gated entry/exit.

Project Location: North side of Old Auburn Road, approximately 2,000 ft West of Sierra College Boulevard.

APN: 468-060-003 & 004

Total Acreage: 8.0 +/-

Zoning: RS-AG-B-40

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Area West Engineers, Inc; 7478 Sandalwood Drive, Ste #500; Citrus Heights, CA 95621

Owner: Old Auburn 2005, LP

Status: Mitigated Negative Declaration mailed to the applicant for signature on February 27, 2006.

County Staff: Roy Schaefer, Planning Department; Rebecca Maddex, Engineering & Surveying Division

OLIVE RANCH SUBDIVISION (PSUB T20040308)

Project Description: Proposed 12-lot subdivision with lots ranging in size from 35,005± sq. ft. to 60,697± sq. ft. and the average lot size of 42,966 ± sq. ft.

Project Location: 4977 Olive Ranch Road, approximately 4,200 feet east of that road's intersection with Cavitt Stallman Road, Granite Bay

APN: 046-140-002

Total Acreage: 15.2±

Zoning: RS-AG-B-40, PD 1.0 and RS-AG-B-100, PD 0.67

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Terrance Lowell & Associates, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685

Owner: Olive Ranch LLC, 4612 Ottawa Ct., Rocklin, CA 95765 (916) 660-1720

Status: Initial Study is being prepared.

County Staff: Jennifer Dzakowic, Planning Department; Phil Frantz, Engineering & Surveying Division

OLYMPIC ESTATES (aka. ESTATES AT SQUAW CREEK) (PSUB T20050813)

Project Description: Proposed subdivision of one 4+ acre parcel into 16 single-family residential lots and two open space lots.

Project Location: East end of Squaw Valley, northwest of intersection of Squaw Valley Road and Creeks End Court, Squaw Valley

APN: 096-230-056

Total Acreage: 4.16

Zoning: HDR

Community Plan Area: Squaw Valley

MAC Area: Squaw Valley

Applicant: Terrance E Lowell & Associates, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685

Owner: Poulsen Investments Inc., P.O. Box 2733, Olympic Valley, CA 96146 (808) 346-1486

Status: 3rd submittal due on April 21, 2006.

County Staff: Steve Buelna, Planning Department; Mike Foster, Engineering & Surveying Division

PAITICH PROPERTY REZONING (PGPA T20050792)

Project Description: Proposed a rezoning from F-B-X 10-acre minimum to 4.6-acre minimum including a General Plan Amendment from Agriculture/Timberland 10-acre minimum to allow 4.6-acre parcels.

Project Location: .25 mile south of Lonestar, 1.1 mile north of Cramer on 5841 Bell Road

APN: 026-410-013,510

Total Acreage: 10 acres

Zoning: F-B-X 10-acre minimum

Community Plan Area: Placer County

MAC area: north Auburn

Applicant/Owner: Ron and Barbara Paitich, 5841 Bell Road, Auburn, CA 95602

Status: Second submittal due from applicant on or before April 17, 2006.

County Staff: George Rosasco, Planning Department; Phil Frantz, Engineering & Surveying Division

PATTERSON SAND AND GRAVEL (PEIR T20050227)

Project Description: Conditional Use Permit proposed in order to expand existing orchard and mining operation.

Project Location: North side of Bear River, north of Camp Far West Road, and incorporates a portion of Yuba County.

APN: 018-010-001, 002; 018-031-004, 005, 036, 051, 052, 054-059, 061 (por.), 061-063; 018-140-024, 025

Acreage: 884

Zoning: F-B-X-20 Ac Min, F-B-X-MR-20 Ac Min

Community Plan Area: Placer County

MAC Area: Sheridan

Applicant/Owner: Patterson Sand & Gravel, P.O. Box 12, Sheridan, CA 95681 (633-2232)/S.M. Damon Estate Trustees, P.O. Box 308, Wheatland, CA 95692 (633-2847)

EIR Consultant: EDAW

Status: Administrative Final EIR due from consultant.

County Staff: Paul Thompson, Planning Department; Mike Foster, Engineering & Surveying Division

PEACOCK RANCH SUBDIVISION (PSUB T20051022)

Project Description: Proposed to subdivide 13.39 acres into 8 single-family residential lots ranging from 1.12-2.09 acres.

Project Location: Northeast corner of Sierra College Blvd. and Old Auburn Road at 4343 Old Auburn Road, Granite Bay.

APN: 466-020-046
Acreage: 13.39
Zoning: RS-AG-B-40
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Dunmore Communités, 1115 Orlando Avenue, Roseville CA 95661, 916-676-1115
Owner: George & Ruth Dunmore, 4343 Old Auburn Road, Granite Bay, CA 95746
Status: Comments on 2nd submittal is due on April 10, 2006.
County Staff: Jennifer Dzakowic, Planning Department; Janelle Fortner, Engineering & Surveying Division

PENRYN HEIGHTS SUBDIVISION (PSUB T20060120)

Project Description: Proposed a 26-lot duplex subdivision with two open space parcels, a Variance to section 17.54.020C regarding 6 foot fence heights within side setbacks and adding a B-3 zoning overlay.
Project Location: 7365 English Colony Way, west of Taylor Road in Penryn
APN: 032-220-051
Acreage: 4.9
Zoning: C2-Dh
Community Plan Area: Horseshoe Bar/Penryn
MAC Area: Penryn
Owner: Hal Shores, Shores Development Company, 333 Felicidad, Soquel, CA 95073 831-475-8032
Applicant: AR Associates, 275 Nevada Street, Auburn CA 95603 530-888-1288
Status: ERC meeting scheduled for April 4, 2006.
County Staff: Dara Dungworth, Planning Department; Mike Foster, Engineering & Surveying Division

PENRYN PARK (PSUB T20040706)

Project Description: This site is one of the few sites in the Horseshoe Bar/Penryn Community Plan expressly zoned C1-UP-DC, which allows for commercial and higher-density residential uses. Proposed project consists of a 93-lot subdivision (clusters of 2, 3 or 4 units per building) including a ± 2 acre commercial/office space component.
Project Location: West of Penryn Road off of I-80 on Boyington Road in the Loomis area of Placer County.
APN: 043-060-011, 043-071-004
Total Acreage: 21.1 \pm
Zoning: C1-UP-Dc
Community Plan Area: Horseshoe Bar/Penryn
MAC Area: Penryn
Applicant: R&B Engineering, 1161 High Street, Auburn, CA 95603 (530) 823-8420
Owner: Penryn Park LLC, 6545 Sunrise Blvd., Ste. 300, Citrus Heights, CA 95610 (916) 727-1800
Status: Board of Supervisor hearing scheduled for March 21, 2006 for rezoning.
County Staff: Tom Thompson, Planning Department; Rebecca Maddex, Engineering & Surveying Division

PEPPERTREE BUSINESS PARK PHASE 3 (PMPA T20040592)

Project Description: 21,600 sq. ft. concrete tilt-wall building with 30% office space and the remainder for warehouse use.
Project Location: Cincinnati Avenue, south of Nichols Drive in the Sunset Industrial Park
APN: 017-210-045
Total Acreage: 1.9 \pm
Zoning: INP-Dc
Community Plan Area: Sunset Industrial
MAC Area: NA
Applicant: Catalyst Construction, 1495 Nichols Drive, Rocklin, CA 95765 (916) 626-3344
Owner: Robyn & Ken Jackson, 2151 Professional Dr., Ste. 104, Roseville, CA 95661 (916) 870-0384
Status: Mitigated Negative Declaration mailed to applicant for signature on March 9, 2006.
County Staff: George Rosasco, Planning; Mike Foster, Engineering & Surveying Division

PINYON CREEK II (PSUB T20040769)

Project Description: Proposal to construct 40 townhomes on 3 parcels. Project designed to tie into the Pinyon Creek I townhome project to the north in the Town of Truckee.
Project Location: Southeast of State Route 267 and Joerger Drive, south of Pinyon Creek I development, and west of Coyote Run development, Martis Valley area of Placer County.
APN: 080-270-003, 016, 017
Total Acreage: 9.12
Zoning: RS-B-20, PD 6.0
Community Plan Area: Martis Valley

Closest MAC area: North Tahoe

Applicant: Pandaric LLC (Martin Steiner and John Zerweck), c/o 8999 Greenback Lane, 2nd Floor, Orangevale, CA 95662 (916) 988-6300

Owner: Pandaric, LLC (Martin Steiner), 821 Donna Drive, Incline Village, NV 89451 (916) 988-6300

Status: Planning Commission hearing is scheduled for March 26, 2006. Mitigated Negative Declaration review period ended on February 9, 2006.

County Staff: Bill Combs, Planning Department; Rebecca Maddex, Engineering & Surveying Division

PLACER CORPORATE CENTER (PEAQ T20051121)

Project Description: Proposed to construct a limited access traffic signal at Sunset Blvd and South Loop Road.

Project Location: Intersection of Sunset Blvd., South Loop Road and North Loop Road

APN: 017-270-033, 034

Total Acreage: 10.47

Zoning: INP-DC

Community Plan Area: Sunset Industrial

MAC: West Placer

Applicant: Lane Borges, Borges Architectural Group Inc., 1508 Eureka Road, suite 150, Roseville, CA 95661, 916-782-7200

Owner: Sullivan Family Partnership, One Automall Drive, Roseville, CA 95661, 916-782-1243

Status: 2nd submittal is due from the applicant on or before August 7, 2006.

County Staff: Alex Fisch, Planning Department; Mike Foster, Engineering & Surveying Division

PLACER COUNTY WETLANDS ASSESSMENT AND CONSERVATION

The purpose of this project is to: 1) prepare a Wetland Assessment, an expansion of a preliminary analysis of wetland resources which will be used in the preparation of a Habitat Conservation Plan (HCP) Natural Communities Conservation Plan (NCCP), and 2) assist in the preparation of a Placer County Wetland Conservation Strategy. The County has received a \$42,000

Environmental Protection Agency grant to implement this project. Project Complete.

Staff Planner: Loren Clark and Melissa Batteate.

PLACER EQUIPMENT RENTAL (PMPA T20051042)

Project Description: Proposed to construct a support facility of storage and showroom to the existing business.

Project Location: 2155 Grass Valley Hwy in Auburn

APN: 052-220-023

Total Acreage: 3.2

Zoning: C-3/DC

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: AR Associates, 275 Nevada Street, Auburn CA 95603 (530)888-1288

Owner: Bud Procissi, 215 Marshall Way, Auburn, CA 95603 (530)885-8243

Status: 2nd submittal is due on or before July 13, 2006.

County Staff: Dara Dungworth, Planning Department; Janelle Fortner, Engineering & Surveying Division

PLACER EQUIPMENT RENTAL, LOCKSLEY LANE (PMPA T20060179)

Project Description: Proposal to construct a 3,200 s.f. office building.

Project Location: 12335 Locksley Lane in Auburn

APN: 052-020-042

Total Acreage: 110,000 sf

Zoning: INP-Dc

Community Plan Area: Auburn Bowman

MAC: North Auburn

Applicant: Placer Equipment Rental, 2155 Grass Valley, CA 95603 (530) 885-8852

Owner: Marc Pohley, 2305 Country Lane, Auburn, CA 95603 (530) 823-5681

Status: Comments on initial review due on April, 3, 2006.

County Staff: Gary Winegar, Planning Department; Mike Foster, Engineering & Surveying Division

PLACER LEGACY OPEN SPACE AND AGRICULTURAL CONSERVATION PROGRAM

In June of 2000, the Board directed the staff to implement a program which will ensure that high value open space lands in Placer County are identified and protected. Open Space lands will include areas which have value due to the presence of 1) agricultural activities, 2) scenic quality, 3) significant biological resources, 4) public safety concerns, 5) recreation opportunities, and 6) cultural resources. A significant part of the program will be a Natural Communities Conservation Plan (NCCP) and Habitat Conservation Plan (HCP). The NCCP/HCP will identify and protect lands with natural communities which support a wide range of plants and animals with a particular emphasis on sensitive species. The NCCP/HCP will also

provide regulatory coverage for the state and federal endangered species acts and federal wetlands laws.
Staff Planner: Loren Clark

PLACER RANCH SPECIFIC PLAN (PEIR T20030189/PSPA T20040690)

Project Description: Mixture of industrial, commercial, office and professional, educational uses, and 6,700 residential units (including campus housing). The proposal includes a California State University campus sized to accommodate 15,000 - 25,000 full time students at build out.

Project Location: North and adjacent to the Roseville City boundary and the West Roseville Specific Plan area, approximately one mile west of the SR 65/Sunset Blvd. interchange, bisected by Fiddymint.

APN: various

Total Acreage: 2,213±

Zoning: various

Community Plan Area: Sunset Industrial

Applicant/Owner: Placer Ranch Partners, 3715 Atherton Road, Suite 1000, Rocklin, CA 95675 916-630-9470

Status: Administrative Draft EIR due from consultant April 26, 2006.

County Staff: Ann Baker, Planning Department; Rebecca Maddex, Engineering & Surveying Division

PLACER VINEYARDS/WEST PLACER SPECIFIC PLAN (PEIR T20040651)

Project Description: Mixed-use master planned community with residential, employment, commercial, open space, recreational and public/quasi-public land uses. The Plan provides for 14,132 homes in a range of housing types, styles, and densities. At Plan build out, projected to occur over a twenty year time frame, Placer Vineyards will have a population of approximately 33,000 people, 422.5 acres of employment centers, 140 acres of retail commercial centers and approximately 930 acres of new parks and open space.

Project Location: Southwest corner of Placer County, bounded on the north by Baseline Rd., on the south by the Sacramento-Placer County line, on the west by the Sutter-Placer County line, and on the east by Dry Creek and Walerga Road.

APN: various

Acreage: 5,230±

Zoning: F-B-X-DR-80 Ac Min, RA-B-X-DR

Community Plan Area: Placer County

MAC Area: None

Applicant: Spink Corp., 925-5550

EIR Consultant: Quad-Knopf EIR.

Project Status: Revised Draft EIR to be prepared and recirculated.

County Staff: Fred Yeager/Paul Thompson, Planning Department; Phil Frantz, Engineering & Surveying Division

PLEASANT GROVE/CURRY CREEK ECOSYSTEM RESOURCE MANAGEMENT PLAN

Funding will facilitate and support the development and implementation of a Comprehensive Resource Management Plan (CRMP) for the Pleasant Grove/Curry Creek watersheds in order to reduce the long-term sediment load carried by the creeks and to identify sources of water quality contamination; expand an existing citizen monitoring program to include all of the western Placer watersheds; and, increase citizen involvement and coordination of all activities in the watersheds with a designation of a Watershed Coordinator. Project Complete.

Staff Planner: Edmund Sullivan

PLUMPJACK SQUAW VALLEY INN EXPANSION PROJECT (PEIR-3598)

Project Description: Proposed Major Subdivision and Conditional Use Permit in order to expand the existing PlumpJack Squaw Valley Inn by constructing a new building, which will include 34 multi-family residential units, 28 lockout units, underground and street level parking, foyer/lobby area, exercise and game room.

Project Location: 1970 Squaw Valley Road

APN: 096-020-023

Acreage: 3.2

Zoning: Village Commercial

Community Plan Area: Squaw Valley

MAC Area: Squaw Valley

Applicant/Owner: Karen Kelly (Owner Representative)/CNCMI 3201 Filmore St., San Francisco, CA 94123

Contact: Rob Goldberg 916-336-76698

Status: Final EIR completed; project temporarily suspended pending evaluation of potential design alternatives.

County Staff: Mike Wells, Planning Department; Mike Foster, Engineering & Surveying Division

PORCUPINE HILL SUBDIVISION (PSUB T20051181)

Project Description: Proposed a 12 single-family, averaging 3.85-acre per lot, residential and recreational subdivision.

Project Location: directly east of Northstar Unit 6-C, Skidder Trail, and the Northstar Golf Course.

APN: 110-030-061, 033
Total Acreage: 267
Zoning: F-B-X-10/RES-UP-Dc/RS-B-X-5
Community Plan Area: Martis Valley
MAC Area: Northstar Property Owners
Owner: Trimont Land Company, PO Box 129, Truckee, CA 96160 530-562-2244
Applicant: Booth Creek Ski Holdings, 10049 Martis Valley Road, Suite G, Truckee, CA 96161 530-550-2257
Status: 2nd submittal from the applicant is due on or before August 23, 2006.
County Staff: Crystal Jacobsen, Planning Department; Phillip Frantz, Engineering & Surveying Division

RAINBOW HOLDING CO., BULK SPRING WATER SALE (PCPC T20050661)

Project Description: Placer County is requesting applicant to comply with expansion of spring water bulk sale business facility. Four bulk water tanks were added in 1989 without proper permits.
Project Location: South of Interstate 80 at Rainbow, approximately 7 miles west of Soda Springs.
APN: 066-120-035
Total Acreage: 72
Zoning: RF-B-40 ac. min.
Community Plan Area: Placer County
Applicant/Owner: Rainbow Holding Co., c/o Randall Faccinto/Stoel Rives LLP, 111 Sutter St., Ste 700, San Francisco, CA 94104
Status: Mitigated Negative Declaration mailed for signature on December 13, 2005.
County Staff: Bill Combs, Planning Department; Rich Kai, Engineering and Surveying Division

RED DOG RANCH EXPANSION (PMPC T20050737)

Project Description: proposed a 50,826 s.f. equestrian arena and barn housing for about 28 horses; other equestrian facilities and parking are also included. Boundary line adjustment is required.
Project Location: southeast corner of Auburn-Folsom Road and Newcastle Road on 2901 Auburn-Folsom Road in Newcastle
APN: 042-223-006, 042-223-004 & 008 adjustment parcels
Total Acreage: 9.6 acres
Zoning: RABX 4.6
Community Plan Area: Horseshoe Bar
MAC: Horseshoe Bar
Applicant: Scheller Engineering, Glenn Scheller, 2655 Burgard Lane, Auburn CA 95603 916-663-9101
Owner: Dotty Fields, 2901 Auburn-Folsom Road, Newcastle CA 95658 916-781-3673
Status: Project withdrawn on March 27, 2006.
County Staff: Jennifer Dzakowic, Planning Department; Janelle Fortner, Engineering & Surveying Division

RED INK MAID AND BIG SEAM CLAIMS RECLAMATION PLAN (PMPB T20050399)

Project Description: Proposal to continue mining of the existing claim.
Project Location: Mosquito Ridge Road, east of Foresthill.
APN: 254-210-001
Total Acreage: 40
Zoning: FOR-160 Ac Min
Community Plan Area: Foresthill
MAC Area: Foresthill
Applicant/Owner: Richard Sykora, PO Box 622, Foresthill, CA 95631 (530) 367-4067
Status: Zoning Administrator hearing pending. Mitigated Negative Declaration review period ended on November 28, 2005.
County Staff: Crystal Jacobsen, Planning Department; Mike Foster, Engineering & Surveying Division

REGIONAL UNIVERSITY AND COMMUNITY SPECIFIC PLAN (formerly De La Salle) (PEIR T20050187)

Project Description: Proposal to include two primary components: a University campus and an adjoining community. The University is planned to accommodate approximately 6,000 students, with 800 professors and staff, offering both undergraduate and graduate degrees. In addition to the institutional facilities on campus, the campus would include approximately 1,155 residential units for students and faculty, as well as retirement housing. The preliminary University program includes a full range of academic, administrative, athletic, and performing arts facilities; faculty and staff housing; student housing; and a retirement village. In addition, a portion of the campus is planned for a potential private high school that could accommodate 1,200 students and accompanying staff and faculty. The proposed Community would be mixed-use, with a variety of residential, commercial, employment, open space, parks, and public uses. The Community would include 3,232 residential units of varying densities, commercial, open space, and recreation areas.
Project Location: North of Baseline Road, east of Brewer Road, west of the future extension of Watt Avenue
APN: 017-100-024, 026, 023; 017-090-025, 024, 026, 047, 048, 049, 050; 017-150-001, 011; 017-130-015, 016

Acreage: Approximately 1,136 acres.

Zoning: F-B-X-80 Ac Min

Community Plan Area: Placer County

MAC Area: NA

Applicant: Kyriakos Tsakopoulos/KT Development, 3300 Douglas Blvd., Ste. 365, Roseville, CA 95661 (916) 774-6622

Owner: Placer 2780, Angelo K. Tsakopoulos, William Cummings, 7700 College Town /Dr., Ste. 101, Sacramento, CA 95876 (916) 383-2500

Status: ERC's comments due on Administrative Draft EIR April 7, 2006.

County Staff: Paul Thompson, Planning Department; Phil Frantz, Engineering & Surveying Division

RIOLO VINEYARDS (PEIR T20050185)

Project Description: 805 unit residential development at a range of densities, along with neighborhood parks, public facilities, and open space.

Project Location: North of PFE road, bounded on the east by Walerga Road and the west by Watt Avenue. A portion of the site abuts Dry Creek on the north.

APN: 023-200-023, 051, 052, 053, 055, 056, 031, 064

Total Acreage: 319±

Zoning: RS-AG-B-20-DR, PD 2.0 and Open Space

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant/Owner: PFE Investors LLC, 2251 Fair Oaks Blvd., Ste. 300, Sacramento, CA 95825 (916) 929-2900

Status: Administrative Draft EIR due from consultant.

County Staff: Gina Langford, Planning Department; Rick Eiri, Engineering & Surveying Division

ROCK CREEK PLAZA SHOPPING CENTER (PEAQ T20051076)

Project Description: Proposed to remodel and expand the existing shopping center to include 50,608 s.f. new building and 78 additional parking spaces. .

Project Location: Hwy 49 and Bell Road in Auburn

APN: 052-040-035,036,039,045-047,069,071-072,076,081-082

Total Acreage: 22

Zoning: CPD-DC

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: DeKleer & Associates, 4757 J Street, Sacramento, CA 95819 (916)731-4726

Owner: Auburn Plaza Co., Ltd., 9864 Wilshire Blvd., Beverley Hills, CA 90210 (310)274-8222

Status: 2nd submittal from the applicant is due on or before July 31, 2006.

County Staff: Dara Dungworth, Planning Department; Janelle Fortner, Engineering & Surveying Division

ROCK CREEK RESTORATION PROJECT

Project Description: Study and design a future restoration project along Rock Creek in North Auburn.

County Staff: Edmund Sullivan

SANDY BEACH INTERVAL OWNERSHIP AND AFFORDABLE HOUSING (PEIR T20050537)

Project Description: Proposed in the existing campground area would include 45 tourist accommodation units, 10 affordable housing units, with pool and clubhouse. The proposal would preserve, improve and update the facade of the main two-story building that houses Spindleshanks Restaurant.

Project Location: 6873 North Lake Boulevard (north side of Highway 28), Tahoe Vista

APN: 117-071-029

Acreage: 6.25

Zoning: 022 Tahoe Vista, SA #1

Community Plan Area: TahoeVista

MAC Area: North Tahoe

Applicant: Gary Davis Group, P.O. Box 7392, Tahoe City, CA 96145 (530) 583-9222

Owner: Resort Development Assoc., LLC (Tim Wilkens), P.O. Box 2490, Napa, CA 94558 (707) 226-6004

Status: Administrative Draft EIR/EIS due from consultant June 26, 2006.

County Staff: Allen Breuch, Planning Department; Rick Eiri, Engineering & Surveying Division

SECRET TOWN ESTATES (PSUB T20040499)

Project Description: Proposed 10 single family residential units on lots 20 acres or larger.

Project Location: The project is bounded on the east by Long Ravine Road and the south by I-80. Rollins Lake Reservoir exists to the west of the proposed development.

APN: 063-310-001, 063-330-010, 099-020-005-007

Total Acreage: 355

Zoning: F-B-100, PD 0.4, RF-B-X-5 Ac Min, PD 0.4, RF-B-X-40 Ac Min, PD 0.4

Community Plan Area: Placer County

MAC Area: Colfax

Owner: Del Rapini, 28555 Rollins Lake Road, Colfax, CA 95713 (530)389-8002

Status: Mitigated Negative Declaration review period ended on January 5, 2006. Planning Commission hearing continues on March 23, 2006.

County Staff: Crystal Jacobsen, Planning Department; Phil Frantz, Engineering & Surveying Division

SELBY'S SOIL EROSION CONTROL CONTRACTOR STORAGE YARD (PMPB T20050393)

Project Description: Proposal to add a contractor storage yard to an existing business.

Project Location: 150 Lozanos Road, Newcastle

APN: 040-320-005

Total Acreage: 1.6

Zoning: IN-Dc

Community Plan Area: Newcastle-Ophir

MAC Area: Newcastle-Ophir

Applicant/Owner: Jay Selby, P.O. Box 2120, Loomis, CA 95650 (530) 887-9894

Status: 4th submittal is due from the applicant on April 18, 2006.

County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Division

SENA AT SQUAW VALLEY (PSUB T20060141)

Project Description: Proposed a custom designed 200-unit condominium development comprised of 101 townhouse style condominiums, 81 time-share condominiums and 18 affordable units, an 18,000 sq ft clubhouse and two smaller clubhouses (approx 2,400 sq ft and 2,000 sq ft respectively).

Project Location: at Squaw Valley Road and Creeks End Court on the Westside of Hwy 89

APN: 096-230-052, 055

Total Acreage: 21.56

Zoning: HDR high density residential

Community Plan Area: Squaw Valley

MAC area: Squaw Valley

Owner/Applicant: Sam Neasham, Sierra Summit partners One LLC, 1120 Tara Court, Rocklin, CA 95765

Status: Initial Study is being prepared to identify significant environmental impacts. EIR will be required.

County Staff: Allen Breuch, Planning Department; Mike Foster, Engineering & Surveying Division

SILVER CREEK (PEIR T20040333)

Project Description: Proposed 79-lot single-family residential subdivision with lots ranging in size from 10,008 sq. ft. to 17,702 sq. ft.

Project Location: Northeast corner of Walerga Road and PFE Road.

APN: 023-221-016, 050

Acreage: 28.6±

Zoning: RS-AG-B-20, PD 2.0

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant: Baker-Williams Engineering Group, 6020 Rutland Dr., #19, Carmichael, CA 95608 (916) 331-4336

Owner: Towne Development of Sacramento, Jeff Pemstein, 1512 Eureka Rd., Ste. 205, Roseville CA 95661 (916) 782-2424

Status: Administrative Final EIR due from consultant March 31, 2006.

County Staff: Charlene Daniels, Planning Department; Rebecca Maddex, Engineering & Surveying Division

SNOW RANCH SUBDIVISION (PSUB T20050211)

Project Description: Proposed subdivision of 16 acres into 14 single-family residential lots.

Project Location: 11600 Edgewood Road, Auburn

APN: 038-090-008, 038-121-008

Total Acreage: 16.18

Zoning: RS-AG-B-40

Community Plan Area: Auburn

MAC Area: North Auburn

Applicant/Owner: Foothill Development Group. LLC, 13055 Robles Drive, Auburn, CA 95602 (530) 205-8880

Status: Comments on 4th submittal due on March 27, 2006.

County Staff: Gary Winegar, Planning Department; Rebecca Maddex, Engineering & Surveying Division

STONE REZONING AND MINOR LAND DIVISION (PREA T20050906)

Project Description: Proposal to rezone the property to allow a density limitation of 6 units per acre in order to retain the low income duplexes currently on the property and split the lot into 4 parcels for single family homes.

Project Location: 502-508 Livoti Ave., Roseville, CA

APN: 471-070-002

Total Acreage: 47,610 sq. ft.

Zoning: RS-AG

Community Plan Area: Placer County General Plan

Applicant/Owner: Bill and Lynn Stone, 136 East 8th St., #326, Port Angeles, WA 98362 (360) 457-3099

Status: Second submittal due from the applicant before May 20, 2006.

County Staff: Jennifer Dzakowic, Planning Department; Rebecca Maddex, Engineering & Surveying Division

SUNNY HILL/METRO PCS CELL TOWER EXTENSION (PMPB T20050827)

Project Description: Proposal to relocate 6 panel antennas at a height of 87' on an existing pole.

Project Location: 12122 Dry Creek Road in Auburn

APN: 051-220-054

Total Acreage: n/a

Zoning: IND-DC

Community Plan Area: Auburn/Bowman

MAC: North Auburn

Applicant/Owner: Metro PCS, 3005 California Ave., Carmichael, CA 95608 (916)402-4019

Status: Application complete, Initial Study is being prepared.

County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Division

SUNSET BOULEVARD/STATE ROUTE 65 INTERCHANGE (EIAQ-3814)

Project Description: Proposal to replace the existing at-grade signalized intersection with a grade-separated interchange. The project is needed to accommodate increased traffic demand generated by existing and approved development in the project area of south Placer County. Construction is anticipated to start 2007.

Project Location: Sunset Boulevard at State Route 65.

Zoning: Open Space, within State right-of-way

Community Plan Area: Sunset Industrial

MAC Area: NA

Applicant: Placer County Engineering & Surveying Division, 11444 B Avenue, Auburn, CA 95603 (530) 889-7586

Owner: State of California, Caltrans District 3, P.O. Box 911, Marysville, CA 95901

Status: Mitigated Negative Declaration review ended September 30, 2004. Board of Supervisors hearing pending.

County Staff: Leah Rosasco, Planning Department; Ed McCarthy, Engineering & Surveying Division

TACO BELL, AUBURN RAVINE ROAD (PCPC T20050415)

Project Description: Construction of a new Taco Bell facility.

Project Location: 1788 Auburn Ravine Road, South of Bowman Road

APN: 054-181-037

Total Acreage: .51

Zoning: HS-Dc

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: Philip Hawkins Architect, 2280 Grass Valley Hwy., #272, Auburn, CA 95603 (530)887-1234

Owner: Taco Bell Inc., 11879 Kemper Road #13, Auburn, CA 95603 (530) 885-2455

Status: Project withdrawn on March 10, 2006.

County Staff: Jennifer Dzakowic, Planning Department; Rebecca Maddex, Engineering & Surveying Division

TAHOE CITY TRANSIT CENTER

Project Description: Recirculated Environmental Impact Report - Proposed transit center and associated parking facilities. All aspects of the original transit center remain the same with two exceptions: Original Name (64-Acre Tract Intermodal Transit Center) title has been renamed the Tahoe City Transit Center, and the project description has been modified to incorporate an optional phased parking plan. Under the optional plan Phase 1 - 65 parking spaces would be constructed at the onset of the project, and Phase 2 - 65 additional parking spaces would be developed after 2008, once more parking demand is required. The County may choose to implement the original 130 space parking lot or the phased parking plan.

Project Location: Approximately 860 feet to the southwest of the intersection of State Route 89 and State Route 28, Tahoe City

APN: 094-180-065 & 020

Total Acreage: 54.5 acres - Project is approximately 2.5 acres
Zoning: Residential
Community Plan Area: North Tahoe
MAC Area: North Tahoe
Applicant/Owner: Placer County
Status: Board of Supervisors approved the project on January 10, 2006.
County Staff: Bill Combs, Planning Department; Ed McCarthy and Will Garner, Department of Public Works

TAHOE PINES EROSION CONTROL PROJECT (PEAQ T20050977)

Project Description: Proposed to reduce erosion and sediments and nutrients from entering Lake Tahoe.
Project Location: West shore of Lake Tahoe approximately 4 miles south of Tahoe City at intersection of St. Michael Court and SR#89.
APN: 085-350-005,020
Total Acreage: 11,517 s.f. in County right of way
Zoning: PAS161
Community Plan Area: West Shore
MAC Area: North Tahoe Regional Advisory Council
Applicant/Owner: Placer County Department of Public Works, 10825 Pioneer Trail, Suite 105, Truckee, CA 96161
Status: Mitigated Negative Declaration review period ended on March 3, 2006. Board of Supervisor hearing scheduled for April 4, 2006.
County Staff: Bill Combs, Planning Department; Brian Stewart, Engineering & Surveying Division

THREE CHIEFS RESIDENCE (PVAA T20040468)

Project Description: Proposed to construct one residential unit of 4,950 sq ft with 3 levels and 3 bedrooms.
Project Location: on Granite Chief Road in Squaw Valley
APN: 096-030-043
Total Acreage: 6,100 sq ft
Zoning: LDR-DF-10
Community Plan Area: Squaw Valley
MAC: Squaw Valley
Applicant/Owner: Robert Burke, Three Chiefs LLC, PO Box 823, Orinda, CA 94563-0823, 925-254-7246
Status: 2nd submittal from the applicant is due on July 27, 2006.
County Staff: Mike Wells, Planning Department; Rebecca Maddex, Engineering & Surveying Division

TURTON MINOR LAND DIVISION (PMLD T20060180)

Project Description: Proposed to divide the property into 4 single-family lots with a minimum of 4.6 acres each.
Project Location: 2631 Shirland Tract Road
APN: 042-231-060
Total Acreage: 41.9
Zoning: RA-B-X 4.6 acre
Community Plan Area: Horseshoe Bar/Penryn
MAC: Horseshoe Bar
Applicant: Mike Anderson, 6301 Greenbriar Lane, Granite Bay, CA 95746 (916) 849-4529
Owner: MDK Properties LLC, 8141 Elder Creek Road, Sacramento, CA 95824 (916) 791-6034
Status: Comments on initial review due on April 5, 2006.
County Staff: George Rosasco, Planning Department; Mike Foster, Engineering & Surveying Division

VERIZON WIRELESS COMMUNICATION SITE, SHERIDAN (PMPB T20050375)

Project Description: Proposal to install a 90-foot steel monopole to reach out over the existing treetops allowing signal to cover a larger area. The site will also provide collocation opportunities for future carriers.
Project Location: Close to the southwestern corner of Dowd and Dalby in Sheridan
APN: 019-110-004
Total Acreage: 156 acres, lease area is 1,250 ft
Zoning: FBX 80
Community Plan Area: Placer County
MAC Area: Sheridan
Applicant: Brad Konfide, Epic Wireless Group, 381 S. Lexington Dr., #103, Folsom CA 95630, 916-984-5924
Owner: William & Linda Foster, 4221 N Dowd Road, Lincoln, CA 95648
Status: Mitigated Negative Declaration review period ended on March 28, 2006. Zoning Administrator hearing scheduled for April 6, 2006.
County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Division

VILLAS AT HARBORSIDE (PEAQ T20050136)

Project Description: Nine (9) fractional ownership residential units

Project Location: 5120-5140 West Lake Blvd, Homewood

APN: 097-130-027, 028, 029

Acreage: 1.56

Zoning: PAS 159

Community Plan Area: West Shore

MAC Area: North Tahoe Regional Advisory Council

Applicant: David C Antonucci, PO Box 1050, Homewood, CA 96141

Owner: Nathan L Topol, 6155 Plumas St, Commons Bldg, Reno, NV, 89502

Status: Board of Supervisors hearing scheduled for April 3, 2006.

County Staff: Steve Buelna, Tahoe Planning Department; Phil Frantz, Engineering & Surveying Division

WALGREEN'S DRUG STORE (PMPC T20050614)

Project Description: Proposal to develop a 15,000± sq. ft. drug store with drive up window and a building site for future 6,000 sq. ft. retail building.

Project Location: New Airport Road at Highway 49, Auburn

APN: 052-102-045, 046 & 050

Total Acreage: 1.38

Zoning: O, CPD-Dc

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: A.R. Associates, 275 Nevada St., Auburn, CA 95603 (530) 888-1288

Owner: Robert Chittenden, 1775 Old Airport Rd., Auburn, CA 95603 (530) 885-4734

Status: Project withdrawn on March 3, 2006.

County Staff: Gary Winegar, Planning Department; Phil Frantz, Engineering & Surveying Division

WALSH PROPERTIES NEW PARKING AREA (PDSD T20051103)

Project Description: Construction of a new commercial parking area inclusive of 47 stalls.

Project Location: 7411 North Lake Blvd., Tahoe Vista

APN: 117-130-068

Total Acreage: 41,459 sq. ft.

Zoning: PAS 022, SA #4

Community Plan Area: North Tahoe

MAC Area: North Tahoe

Applicant/Owner: James & Virginia Walsh, PO Box 189, Tahoe Vista, CA 96148 (530) 546-8248

Status: Notice of Determination filed on March 21, 2006.

County Staff: Steve Buelna, Planning Department; Richard Kai, Engineering & Surveying Division

WEIMAR-APPLEGATE-COLFAX COMMUNITY PLAN UPDATE

Project Description: An update of the two community plans covering the Colfax, Weimar, and Applegate communities and surrounding areas. The Board has authorized this work to begin in the current fiscal year and it is anticipated that the County will be hiring one or more consultants to assist in this effort. Surveys have been sent to property owners and residences in the Plan area.

Project Location: Weimar/Applegate/Colfax

MAC Area: Colfax, Applegate, Weimar

Applicant: Placer County

Status: Working on finalizing the Policy Document and updated land use diagram

County Staff: Loren Clark/Leah Rosasco, Planning Department

WESTERN PLACER COUNTY AGRICULTURAL ASSESSMENT

State funds were utilized to identify agricultural resources in Placer County and determine how these resources can be protected over time. This effort will expand the foundation for a future implementation program (Placer Legacy) that would include the use of conservation easements on high value agricultural lands. A \$54,090 Department of Conservation grant was awarded for this project. Project Complete. The report can be viewed on the County's web site:

www.placer.ca.gov/agriculture/agri/htm.

Staff Planner: Loren Clark and Christopher Schmidt

WESTERN PLACER WATERSHEDS COORDINATION, PLANNING & ASSESSMENT

The purpose of this project is to refine an Ecosystem Restoration Plan for Auburn Ravine and Coon Creek, prepare a Coordinated Resource Management Plan for the Pleasant Grove/Curry Creek Watershed, increase outreach and education, and hire a Watershed Coordinator to oversee the above. The County has received a \$425,000 CALFED grant to implement this project. Project Complete.

Staff Planner: Edmond Sullivan

WHISPER CREEK SUBDIVISION (PEIR T20040332)

Project Description: Proposed 104-lot subdivision ranging in size from 10,835 sq. ft. to 27,297 sq. ft., 8 open space parcels, 1 recreational lot and 1 private street lot.

Project Location: South side of PFE Road west of Don Julio Road, near the Sacramento County line.

APN: 023-260-002, 006, 007, 017

Acreage: 60

Zoning: RS-AG-B-X-20 Ac Min, PD 2.0; Open Space, PD 2.0

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant: Baker-Williams Engineering Group, 6020 Rutland Dr., Ste. 19, Carmichael, CA 95608

Owner: Towne Development of Sacramento, Jeff Pemstein, 1512 Eureka Rd., Ste. 205, Roseville CA 95661 (916) 782-2424

Status: ERC comments due on second Administrative Draft EIR April 7, 2006.

County Staff: Charlene Daniels, Planning Department; Rebecca Maddex, Engineering & Surveying Division

YANKEE SLOUGH HUNT CLUB AND PAINTBALL COURSE (PMPB T20040882)

Project Description: Private recreation facility includes paintball course and hunt club.

Project Location: 3805 State Highway 65, Lincoln

APN: 020-150-001, 020-130-014, 019-320-002-510, 019-290-008, 019-290-009-510

Total Acreage: 505

Zoning: F-B-X-80 Ac Min

Community Plan Area: Placer County

MAC Area: Sheridan

Applicant/Owner: John & Betty Ann Bakos, 3805 State Highway 65, Lincoln, CA 95648 (916) 645-6028

Status: 3rd submittal is due on or before July 18, 2006.

County Staff: Leah Rosasco, Planning Department; Mike Foster, Engineering & Surveying Division